

NEWS



Views

FEBRUARY 2024

MARCH 2024





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NEWS & VIEWS STAFF

Editor

Sharon Ziemba

NOTE: THE DEADLINE FOR ALL COPY
IS THE 6TH OF THE MONTH

About the Cover

When Carol Garvin retired, she decided she never wanted to get too old to learn something new, so when a friend suggested coming to a painting class, she decided to challenge herself. As a result Carol fell in love with acrylic painting and as she says, "I fell in love with the idea of creating something that was an original me!" She dares not call herself an 'artist', but she certainly enjoys the hobby and has amazed herself with what she has been able to learn and achieve. Carol has also learned to golf and play bridge, and has recently found a way to create light-weight earrings using watercolor paper. The earrings have attracted many admirers because they are different, are hand painted, and can be made to match colorful outfits. If you see Carol walking around in Meadowcrest, be sure to check out her ears!

Thank you, Carol, for allowing us to share one of your beautiful paintings with our newsletter readers.



MCA Management Report

Isis Williams

Happy New Year! I hope everyone enjoyed their holidays! As we get this year started, here are some of the upcoming projects.

The new clubhouse and cabana cleaning crew started in January. This service will be three times a week.

The proposal from Solitude Lake Management addressing the lake erosion has been presented to the Board. The proposed solution is to correct the erosion in sections. The areas with structures would likely be addressed first. This proposal will be discussed in the next board meeting. The fountain sprays have not been spraying properly and the lights have not been working. Solitude is fixing this issue.

John in our maintenance team has been very busy repainting the wooden structures around the property. The pool has gone through some repairs with the pump recently. Bocce ball sand has been refreshed as well.

The Road Committee is working on the restriping of the roads and changing the speed limit signs. The restriping has been a safety concern for the bicyclists in the community. We look forward to the work that is being done.

The social committee and the decorating committee did a wonderful job decorating the MCA clubhouse and the MCA

grounds for the holidays. I would like to thank both committees for their hard work!

As a reminder the MCA office hours are Monday through Friday 8:30am-12:30pm. After 12:30pm is by appointment only.

Isis Williams. MCA Manager

Ways to

STAY INFORMED

- Be sure to register you and your other household members on the Meadowcrest website (www.meadowcrestvillages.org). Some info is hidden unless you are a registered member.
- Access the website to see covenants, rules & regulations, contact info, and other useful information that pertain to Meadowcrest and your village.
- Attend your village and MCA Board meetings.
- Read the *News & Views* newsletter which is delivered to your home 6 times a year and is always available to read on the Meadowcrest website.
- Watch channel 732 on your television. You must enter 7-3-2 on your remote. You can set the channel number as a "favorite" on your TV and get there quicker.

Village Presidents' Reports



ARBOR COURT

President Brian Carson

Happy New Year to All!

By the time you read this edition of the News & Views, the Arbor Court HOA will have held their annual meeting in January and the Board will have elected new Board Officers for 2024. We will keep you posted about the changes via the community website at www.meadowcrestvillages.org under the Arbor Court sub-heading, email blasts, and, of course, your attendance and participation.

Our thanks go out to all our 2023 Board Members who have worked hard to serve our friends in Arbor Court. Of course, we could not have been successful without the leadership and guidance of our past president, Nancy Sgro. Thank you, Nancy!

Our most important asset is YOU - without your attendance and participation at our monthly meetings we cannot function to serve YOUR interests. Remember, the board is a group of volunteers making decisions to maintain and better our village. We need your input to succeed.

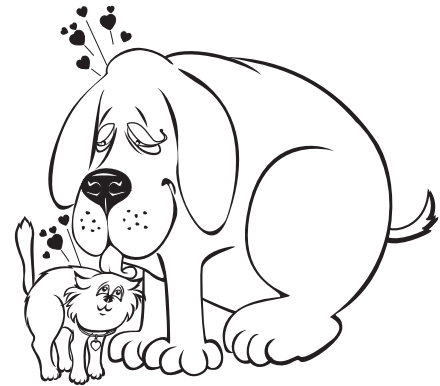
The meetings are easy to remember – they are on the third Thursday of the month at 10:30 AM. We follow another important meeting, the MCA monthly Board meeting the preceding day. Two great meetings, the same week! We encourage you to attend both as there are many important topics in the upcoming year.

In December, the Board voted on a new contract with Florida Express Environmental (FEE), which is our waste management service. The recycling service has ended and will soon announce a date for the removal/pickup of the Blue Recycle Bins. We are told that you can keep the bins and use them for regular household

trash. They will be emptied at the same time as the Orange Bins.

Another item of interest is the restart of the mulch program. Starting in the spring, Fabrico Landscapers will spread mulch in the front of each Arbor Court residence with the intent of doing the same at the back of each residence the next year. We will alternate the front and back mulch program in the upcoming years.

Submitted by Brian Carson, President



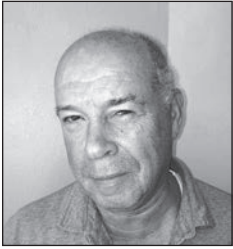
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Village Presidents' Reports



Happy New Year to all the homeowners in Fox Hollow Village and Meadowcrest Community!

As we begin the new year 2024, we are very grateful for all that we have been able to accomplish in the past year to help our neighbors and the community. We hope this year will bring us good health, happiness, and prosperity. Remember to make time to spend with your family and friends.

I would like to welcome all the new homeowners that have moved into the community and would like to wish the very best to those friends who have moved from Fox Hollow Village. It is always difficult to say goodbye to our wonderful neighbors as they move to new locations.

I am pleased to announce that the property that was in foreclosure finally went to auction in mid-December and was sold. Our attorney is taking care of the paperwork and all the expenses that have been owed to our village for the past few years. We welcome the new homeowner.

We are currently having our landscaping cleaned up and our leaves and acorns removed throughout the community. Waterside Landscaping is working weekly to keep on top of all the debris that is falling from the trees. In March, Waterside will begin pruning and shaping back the bushes as well as maintaining the Crepe Myrtles in the village.

We have hired Brock Daniels to power wash all the curbs on both sides of the street in Fox Hollow Village. He will also be power washing the entire wall on Litchfield Point which needs a thorough cleaning to remove the dirt and mold. He will begin cleaning the curbs based on weather conditions that are best for power washing.

This year we have hired Alliance Painting to complete 26 homes in Fox Hollow Village. They will contact each homeowner and they will schedule a time when

they start painting. This will depend on the weather and the owner, Scott, will decide the best time to begin painting.

We have hired a civil engineer, Pigeon-Ardurra, to inspect our Fox Hollow drainage system in order to receive our SFWMD Permit and needs to be renewed every five years as required by Citrus County, which is due by February 2024.

If a homeowner is requesting landscaping work, please use the form that is provided online at <https://www.meadowcrestvillages.org/p/FH-Landscape-Request-Complaint>. Complete and submit this form to make requests and complaints and/or offer suggestions for Fox Hollow landscape care services. Submitted forms are sent directly to the contracted landscaper, the property manager, and at least one Board member.

I am also going to request that the Board of Directors for Fox Hollow Village consider the possibility of allowing homeowners to combine and blend two types of grass such as St. Augustine grass and Bahai grass in order to be able to maintain the lawn during these difficult drought periods that we are facing more often each year and the limit on the amount of water we are allowed to use each week for our lawns. We need to be more creative or more homes will be facing dead lawns in larger amounts and at a significant cost. I will keep you posted if this proposal is approved or not.

Another thing that homeowners can do to keep the plants in their mulched areas healthy during a drought is to make sure there is a sufficient level of pine bark mulch. This year we are again making March our "Mulch Month". This means that by the end of March homeowners need to look at their mulched beds and determine if more mulch is needed. Homeowners can install pine bark mulch themselves, have a landscape company do it, or submit a landscape request as described above for Waterside to take care of. Installation of mulch is an add-on service for which Waterside will bill you directly. In April we will do an inspection of all the homes to assure that there is adequate mulch on the landscaped areas as we head into the warmer months. Let's hope this summer is not as hot and dry as last year.

Village Presidents' Reports

You may have heard that Citrus County is going through a severe drought period. Because of this the County has imposed higher restrictions on water usage, particularly water used to irrigate lawns. These restrictions are necessary so that our underground aquifers do not dry up causing weakened areas in our terrain that can collapse and cause damage to any on-the-ground structures (like your home). These kinds of drought periods have happened before. We need to comply to the County's requirements and work through this difficult period. The County is diligently sending people out to the neighborhoods at all hours checking to be sure that irrigation systems are not being used against new County water usage restrictions. Property owners not in compliance may be fined by the County. The penalty for violating irrigation restrictions depends on the severity of the violation. According to the Citrus County Code of Ordinances, Class V violations will require a mandatory court appearance and will be subject to penalties imposed by the court not to exceed \$500. The Fox Hollow Village Board understands that the homeowners may experience turf diseases and such because of the restrictions. For this reason, the Board approved at its January 15th Board meeting a moratorium on issuing any violations pertaining to turf problems. This moratorium is in effect from January 15th through April 15th. When April nears, the Board will see where County restrictions are and look at the number of yards in Fox Hollow Village having turf issues so as to determine next steps.

I would like to wish all my neighbors a wonderful year and I look forward to meeting all of you in the coming months. Please feel free to call me or any board member if you have any questions.

To the FHV Board Members, I look forward to working with you as we start 2024, and together we will continue to make changes in the best interests of all homeowners.

Best wishes,

Israel Malinowitz –

President of the Board FHVPOA



FAIRMONT VILLAGE

President Carol Ranney

Another year, more New Year resolutions and maybe a few resolutions we can keep. This is a tough time of the year to inform the village of what is going on or the plans for the future.

After the Annual meeting, the board elects officers. They are President - Carol Ranney, Vice President - Jim Loving, Secretary - Sandy Haley, Treasurer - Mike Kazemfar, and Member at Large - Ray Baker. At the organizational meeting, officers are informed of their responsibilities and that they represent the Board and the residents of Fairmont. It is not one person who represents the people but five individuals working together for the success of this community. We act in the best interest of the association as a whole. It is always important to know when to recuse yourself, not promote your own interest about the community, and understand what you can and cannot share and, finally, understand confidentiality.

With news we always try to prepare for surprises. The board was surprised at the resignation of Jim Loving. Jim has served Fairmont as Member at Large for two years. He was voted for a second two-year as Vice President. The one thing we can say about Jim is he is a true gentleman. He cares for this community and is always willing to help a neighbor. As Jim drives around he may notice a yard lamppost light that is not working or leaning to one side. He will stop and ask the owner if he could fix the light. He has done the follow-up to the DABs to make sure everything is done correctly. He also helps his wife, Joyce, deliver the News and Views. At all the Fairmont meetings, he would arrive early to set up the tables for our meeting. As Jim steps down we continue prayers for his medical issues and may the doctors find answers. Good luck from the community and the Board.

In the next few months two board members will be knocking on your door just to introduce themselves. They are interested in your thoughts. Maybe you would like to see the planting of more trees, addresses that can

Village Presidents' Reports

be read from the street for emergency vehicles, or talk about problems with the landscape or tree company. These are just some suggestions. The Board is looking for your input.

As 2024 begins, be patient with new board members. Our hope is that the board works together as a team for a common cause and purpose. If you have questions feel free to contact any of the Board members. They will open your questions or concerns with the other board members and get back to you with an answer.

A little late, but Happy New Year to all residents in Fairmont.

Submitted by Carol Ranney-



As we continue in 2024 with a strong team and sound budget, we have several proactive activities being continually addressed.

First, we can't take our eyes off the ever-looming threat of multi-family dwellings being built on the property we affectionately refer to as "The Pines". It is not a matter of "if, it is a matter of "when." We need to continue our efforts to preserve Hillcrest and as many other villages as we can to the unique standards we all sought in our original purchases. We are very fortunate that we have three Hillcrest residents actively participating in ongoing actions to proactively protect our villages. George Markwood, Greg Herd, and Ed Cunningham are chairing the roads committee. These gentlemen are strongly committed to securing our villages and keeping them safe. A land use attorney has been hired and we have legal direction regarding the gates that can be installed.

It is very important to remember that there is still a minority undercurrent in the MCA that has been anti "Save Our Villages" and "Anti Gates" that must be controlled with correct information. We have good information that misconceptions about construction costs and maintenance need to be dispelled as incorrect. Our committee members are moving forward

and are committed to continue accurate communication regarding the positive cost effective actions that are being developed.

At the request of several residents, we have agreed to initiate a study of what we need to do about drying the "wet" DRA at the beginning of Douneray Loop.

We have also been asked to look at developing a rule regarding what is referred to as "screening". Screening would be used to address unsightly trash barrels that several residents have indicated they would prefer to keep outside. Currently the storing of trash barrels outside is not allowed.

Howard Oconnell, President



Once again our Village needs to say thank you to all who participated in setting up (and taking down) of our Island's Christmas display. I think I speak for many who would say it's just not Christmas until the Pinehurst Village Island is decorated! As always, a special thank you to Margie and Dick Harper for all their efforts and expertise with this endeavor.

The upcoming year promises to be a busy one for Pinehurst Village. We will continue with the painting cycle but we're also beginning the roofing cycle. Of course, the painting and roofing are a positive busy with keeping the Village looking good. What wasn't a positive busy during 2023 was our irrigation system. As with anything aging there are complications that arise and certainly our system is aged. Hopefully, the repair work that was accomplished during 2023 will bear some positive results for 2024.

I would like to take this opportunity to say thank you to the Pinehurst Village Board of Directors, committee members and property manager for all their time and effort during 2023 addressing Village business. It's said that being an HOA volunteer (or property manager) is a thankless position. There may be some truth to the line that such volunteer work goes unnoticed until

Activities

something goes wrong. Still, there are many residents who greatly appreciate the work that's done.

So, here's to 2024!

Sincerely,
Harry Nicolino

Thank You For Your Support

I would like to take this opportunity to thank everyone for all the support this past year during my tenure as President of the MCA Board of Directors. I especially want to thank the MCA Board Members for all their support and time and effort. The Board dealt with, and I believe successfully, a number of crucial issues to the Meadowcrest Community -- issues that were both time and labor intensive requiring much thoughtful consideration. Unfortunately, my current personal circumstances do not allow for me to carry on as President of the MCA Board. The responsibilities and commitment to being MCA President are sizeable. As such, if not able to fulfill these duties to the fullest extent necessary then it would be inconsiderate to the other Board Members and the Community itself for me to remain in the President's position. While my personal circumstance isn't expected to be getting better over time, my plan at this time is to remain on the MCA Board as a Director. I would also like to take this opportunity for a well-deserved thank you to Bill Merryman, who was an excellent Vice President and who always found the time for a phone call or meeting and just as significant a voice of reason during some debatable issues.

Again, Thank you to one and all.

Sincerely,
Harry Nicolino

Meadowcrest Ladies Tennis League Looking for More Players

The Meadowcrest Citrus Area Senior Ladies League (aka CASL) (3.0-3.5) team is actively recruiting ladies to play on our team. Ladies must be 55 or older to participate. You do not have to have a USTA ranking to play. This is a fun league with local competition from surrounding communities. Please call Briget Brothers at (352) 212-3232 if you are interested in practicing or playing.

Holy Egg Salad

Time: 30 minutes

• Yield: 4 servings

Ingredients

8 large eggs

cold water

1/4 cup mayonnaise or to taste

2 teaspoons Dijon mustard

1 teaspoon sugar

1/4 teaspoon kosher salt

1/4 teaspoon pepper

2 teaspoons dill pickle juice

1 large dill pickle, diced

1/8 teaspoon paprika, for garnish

Directions

In a large saucepan, cover the eggs with 1-2 inches of cold water. Bring the water to a boil and immediately transfer the saucepan from the heat. Cover the saucepan with a lid and let the eggs sit undisturbed for 12 minutes. Prepare an ice bath. Transfer the eggs from the saucepan to the ice bath to stop the cooking process and let them cool, for about 4-5 minutes. Crack the eggs using the back of a spoon and then peel them under cool running water. Chop the hard-boiled eggs into small pieces. Whisk mayonnaise, Dijon mustard, sugar, salt, e pepper, and pickle juice together in a small bowl until well-combined. Gently fold the diced pickles into the mayonnaise mixture. Combine the mayonnaise mixture with the chopped eggs. Serve the egg salad garnished with the paprika.



Activities

Regularly Scheduled Activities

If you have an activity that is regularly scheduled and you want it advertised here, please call Sharon Ziembra at (352) 795-4693 or email at szienba1@tampabay.rr.com to give details.

BIBLE STUDY SESSIONS – Bible study sessions are on Fridays at 10:00 AM and are called "The Bible Says..." Contact persons are Bill or Donna Farmer at (260) 267-2401.

BOCCE BALL – Bocce ball is played outside on Mondays and Wednesdays in the Meadowcrest Park starting at 1:00 PM. Contact person is Pat Musser at (717) 816-2588.

BOWLING – Bowling is Thursdays at 3:00 PM at the Manatee Lanes in Crystal River. In the fall bowlers will be formed in teams for league bowling. In the spring and throughout summer bowling is just for fun. Contact person is Linda Bendel at (352) 795-1887.

BRIDGE – Bridge is played every Monday from 1:00 to 4:00 PM at the Clubhouse. Contact person is Mike Selby at (352) 228-4008.

EUCHRE – Euchre is played every Thursday from 1:00 to 3:00 PM at the Clubhouse. Contact person is Bill Atkinson at (352) 564-0240.

EXERCISES IN THE CLUBHOUSE - Low impact aerobic exercises are conducted on Mondays, Wednesdays, and Fridays for one hour starting at 8:45 AM. Contact person is Donna Kilbury at (352) 564-0223.

LADIES GAME NIGHT – Ladies Game Night is every Thursday evening from 7:00 PM till 9:30 PM. Any ladies are welcome to come and play any board/card game they would like. Contact person is Joanne Fetzer, home phone (352) 794-6457, cell phone (513) 300-6219.

LINE DANCING – There is a line dancing class called "Young At Hearts" that is every Friday starting at 1:00 PM in the clubhouse. Contact person is Rose Evans at (352) 563-1619.

MAH JONGG – Mah Jongg is played every Tuesday from 10:00 till Noon and every Friday from 3:00 till 5:00 PM at the clubhouse. Contact person is Janice Hoffmann at (352) 795-4633.

PICKLEBALL – Pickleball is played on Mondays, Tuesdays, Thursdays, and Fridays starting at 8:00 AM and

lasting to about 10:00 AM at the lower tennis courts. Contact is Gail Baker at (720) 275-9965.

TENNIS –The men play tennis on Mondays, Wednesdays, and Fridays at the upper tennis courts from 9:00 AM to 11:00 AM. Contact Mike Mangan at (352) 228-4798 or Manny Karosas at (352) 795-9023.

Women have league play on Tuesday from 9:00 AM to 1:00 PM. Contact is Alice Karosas at (352) 795-9023. Women also play on Saturday morning at 10:00 AM. Open play. Contact Briget Brothers at (352) 212-3232.

WATER AEROBICS – This is a one-hour class that is open to men and women. Come to the swimming pool at 10 AM on Mondays, Wednesdays, and Fridays (weather permitting). You will have fun and make lots of new friends. Led by Barbara Johnson and/or Pat Gabriel. Classes start in April and usually go until mid-October.

Submitted by Sharon Ziembra

A Perfect Mother's Day Celebration!



**Daytona Beach Trip
May 12 – 16, 2024
at the
Bahama House**

This trip is a regular occurrence each year. If you haven't indulged, then you must! Join us at a great hotel on the beach. All rooms are oceanfront with balcony. FREE continental breakfast and cocktail hour each day. Underground parking and best of all it's at a great price.

Arrive on Sun 5/12 + Depart on Thurs 5/16
\$321 pp double occupancy





**\$50 nonrefundable deposit pp required
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-  Increase the risk of anxiety²
-  Increase the risk of dementia³
-  Increase the risk of falls⁴

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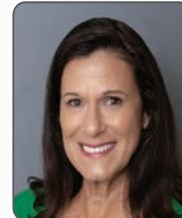
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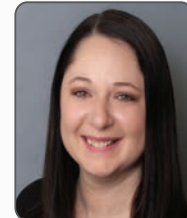
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Sources:

1. Lin, F.R., Yaffe, K., Xia, J. et al. (2012, February 25). *Hearing Loss and Cognitive Decline in Older Adults*. JAMA Intern Med, 173(4), 293-299. doi: 10.1001/jamainternmed.2013.1868
2. Contrera, K., Betz, J., Deal, J., Choi, J. et al. (2018, Feb. 1). *Association of Hearing Impairment and Anxiety in Older Adults*. J Aging Health, 29(1), 172-184. doi: 10.1177/0898264316634571
3. Retrieved from http://www.hopkinsmedicine.org/news/media/releases/hearing_loss_and_dementia_linked_in_study
4. Retrieved from http://www.hopkinsmedicine.org/news/media/releases/hearing_loss_linked_to_three_fold_risk_of_falling

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Activities / Miscellaneous



Meadowcrest "Mix-Up"

A "Leap Day" Luncheon with food, fun, and a few surprises!

PLACE: The Meadowcrest Clubhouse

DATE: Thursday, February 29 "Leap Day 2024"

TIME: 11 AM

TICKET PRICE: \$15.00

Are you brave enough to "LEAP" into this event that can only happen once every 4 years ????

If so, call Terri Odell at 641-451-4828 to get your ticket and reserve your spot.

Spaces are limited. Tickets must be purchased by Friday, February 23.



Military Card Party And Luncheon



Wednesday, Mar. 27

11:00 AM - 3:30 PM

Tickets \$15.00 per person

Join us for delightful afternoon at the clubhouse starting with a light lunch followed by an afternoon card party.

Easy to "learn as you play!"

Bring your own table of four, or we will match you with others looking for teammates.

Food, fun and prizes for the winners!

Call Terri Odell at 641-451-4828 for tickets.

Must be purchased by Sat., Mar. 16

No tickets sold at the door.

Hope to see you there!



Showtime 2024
At the Clubhouse

Thursday, March 14 at 7 PM

Friday, March 15 at 7 PM

Saturday, March 16 at 2 PM

Doors open 30 minutes before showtime

TICKETS - Sold in advance at

\$5 PP starting 2/1/24.

Contact Marvia Korol at

352-422-3875.



A Meadowcrest tradition since 1996



Back by Popular Demand "The Gathering" A Tea Party



Save the Date: Wed., April 10, 2024

Details Coming Soon

Something different for Tea Party attendees:

Create your own

"Embellished Fascinator" on Wed., April 3

to wear to the Tea Party

Watch for details on the Meadowcrest website or in your email.



Miscellaneous

Get Your Tickets Early for Showtime!

Showtime is returning in the spring of 2023. This show has been a Meadowcrest tradition since 1996. There will be 3 performances of which one will be a matinee performance.

We have lots of new Meadowcrest residents who have moved here since our show last year so here is a brief description of what Showtime is for your benefit. Showtime is mimed musical show that is produced and performed by Meadowcrest volunteers. The show features a variety of musical tunes some of which are intended for more matured audiences, so discretion is advised if you are planning to attend or bringing guests. The show consists of about 30 songs of which many are melodies that you may have never heard before but will not forget after experiencing them. Many songs are comical entertainment. The music is performed with lots of costumes, accessories, and some decent acting skills. And some songs involve audience participation. A common question asked is "What is the theme of Showtime?" The answer I always give is that Showtime is about getting a glimpse into the life of very strange and interesting characters from all walks of life.

This year we will have three performances as follows: Thurs, March 14 @ 7 PM, Fri, March 15 @ 7 PM, and Sat, March 16 @ 2 PM (matinee performance).

All Showtime tickets are numbered. Audience seating will be limited to 60 seats per performance. Seating will be assigned according to ticket number. It is important that when you purchase your tickets, please specify how many people are in your group and provide the name of the lead ticket holder so that we can make sure your group sits together. The lowest numbered tickets will be assigned seats closest to the front row and the highest numbered tickets will be in the back rows. All tickets are \$5 per seat.

Please contact Marvia Korol at (352) 422-3875 to purchase Showtime tickets. Hope to see you there!

Thank You, Fran Measel!

Over the years, many of you have taken the trip to West Torrington Court in Fox Hollow to pick up tickets for our many parties. There you were greeted by the smiling face of Fran Measel.

Fran has been the Social Committee's ticket seller for "umpteen" years. She was always so happy to meet and greet and get to know all the residents of our community, and we were always happy to take a piece of candy on our way out the door.

Now the time has come for her to "retire" and the only things left to say are "Thanks for the memories" and "You will be missed!"

Thank you, Fran Measel!

From the heart of MCA Social Committee



I TAKE MY COMMITMENTS VERY SERIOUSLY



☞Facing a Big Decision?

☞Dealing with some Hard Times?

☞Reached a decision that maybe “It’s **TIME** for a change”?

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Homeowner Alert – Florida’s Construction Lien Law

It is advised that any homeowner who contracts for work done on their home that is valued at \$2,500 or higher be familiar with Florida's Construction Lien Law. According to this law, if your contractor or subcontractor fails to pay other subcontractors or material suppliers, these people who are owed money may look to your property for payment even if you have already paid your contractor in full. Homeowners should stipulate in the contract that before payment is made to your contractor that the contractor provides the homeowner with a written release of lien from all persons or companies that provided services or materials during the project.

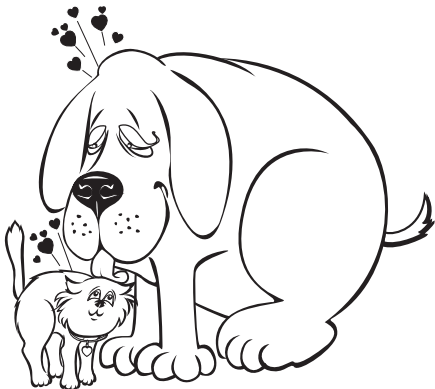
As an example, there was a situation where a homeowner in Florida needed their roof replaced. The roofer gave the homeowner an estimate for \$17,000. The roof was replaced. The homeowner paid the roofer in full. Several months later the homeowner received a bill in the mail for about \$7,300 dollars from one of the suppliers. The homeowner had no idea why he received this bill. He found out that the roofer had not paid the supplier and the homeowner was now responsible for paying this bill even though the homeowner paid the roofer in full. If the homeowner had a written release of lien before making full payment, this would not have happened.

Below is an explanation of this law written by the University of Florida.

[DCA Logo] (floridabuilding.org)

http://floridabuilding.org/fbc/publications/Fact_Sheets_0307/ConstructionLienLawIndustry060305revised.pdf

Submitted by Harry Treber



Silver Highlights – Citrus County Senior Programs

The quote, “Asking for help doesn’t make you weak, it makes you wise.” bears a lot of truth. Too often we get caught up within our own justified reasons or hang-ups as to why we won’t ask anyone for help. No. Way. Ever. Not me! Yet, when we do ask for help and receive that needed direction or assistance, our lives become so much easier. We are then also wiser and better equipped to pass along the information in order to help someone else.

Our Citrus County Senior Programs, can connect you or a loved one to numerous senior services such as:

- Assessment and care planning
- Case management
- Emergency Alert Response System
- Home making (cleaning, mopping, dusting, etc.)
- Heavy duty cleaning
- Shopping assistance
- Telephone reassurance
- Personal care (bathing, grooming, etc.)
- Companionship (sitter, read, write, etc.)
- Respite care (caregiver relief)
- Emergency Home Energy Assistance (EHEAP)

Our local Citrus County Senior Care Services is located in Lecanto. They are available to you from Monday–Friday, between 8:00 a.m. and 5:00 p.m. Simply dial 352-527-5930. It is wise to inquire about these services even if you anticipate a possible need in the future.

Your needs are important. If you have questions, would like to share some helpful tips or add to this article, please email Brenda Flowers at brenda.flowers.usa@gmail.com or call 352.601.6481.

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Miscellaneous

Recipe - German Pork Chops

Time: 1 hour • Yield: 4 servings

Ingredients:

1 cup buttermilk

1 cup plus 3 tablespoons all-purpose flour, divided

4 center loin pork chops, boneless and 1-inch-thick
salt, to taste

black pepper, to taste

vegetable oil, to taste

4 tablespoons butter

2 cups whole milk

2 teaspoons sweet paprika

1 1/2-2 beef bouillon cubes, broken up

8 ounces button mushrooms, sliced

Place the buttermilk in a shallow bowl. Place 1 cup of the flour in a shallow bowl. Sprinkle both sides of the pork chops with the salt and the black pepper. Dredge the pork chops in the buttermilk and then in the flour, coating both sides. Repeat the dredging process once and place the pork chops on a plate. Let the

pork chops sit in the refrigerator for about 15 minutes. In a heavy skillet over medium heat, add a generous amount of vegetable oil and heat until a drop of water sputters when splashed into the pan. Cook the pork chops in the oil until they are golden-brown, about 3-4 minutes per side. Place the pork chops on a paper-towel-lined plate. Drain and discard all but 2 teaspoons of the vegetable oil from the skillet. Add the butter to the skillet and melt over medium heat. Add the remaining flour to the butter mixture and cook, whisking constantly, until it becomes a rich, caramel-brown color, about 3-4 minutes. Whisk the whole milk, the sweet paprika, the beef bouillon cubes, and the black pepper into the butter mixture and bring to a simmer, whisking continually. Add the button mushrooms to the gravy mixture and simmer, stirring frequently, for about 3 minutes. Add the salt to the gravy mixture and stir to combine. Nestle the pork chops into the gravy, leaving the tops exposed. Cover the pork chop mixture, reduce the heat to low, and simmer until the meat reaches an internal temperature of 145 degrees F, about 10-15 minutes. Serve the pork chops with the gravy.

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Miscellaneous

The Decoy Guardhouses

There is one argument that I've repeatedly heard regarding gating MacVicar Blvd that goes something like this – we should gate MacVicar Blvd because the guardhouses that stand at either end of MacVicar are evidence that the developer had intent to gate the road but did not finish the job. I say this argument is purely bogus. I would like to share with you my perspective on the matter. To understand the big picture, we need to take a brief jaunt through Meadowcrest history.

Around 1982 the developer, Stan Olsen, broke ground for the first time in his new community called Meadowcrest. At the time when Mr. Olsen bought this property there was one paved road and all the remaining acreage was vacant land with oaks trees. The one paved road was called Watson Blvd, which was renamed by Stan Olsen to Meadowcrest Blvd. Between 1982 – 1983, the infrastructure for the community was planned and implemented. Infrastructure included roads, storm drainage systems, underground electrical and water lines, and the sewer system. See photos on accompanying page.

MacVicar was one of the first roads to be built, which was named to honor Stan's wife whose maiden name was MacVicar. When he built MacVicar, Stan did build two wooden guardhouses on either end of the road. Each guardhouse was air-conditioned and inside the guardhouse was a high swivel chair, a countertop with built-in cabinetry on the two walls. In those early years real security guards occupied the guardhouses for a few years for one simple reason --- to protect Stan Olsen's investment. Think about it – in the beginning of Meadowcrest nobody lived here but there was lots of expensive earth moving machinery, vehicles, tools, and building materials located in multiple places throughout the community. The guards were there to assure access to only persons having authorized business in the community. Between 1983 and 1986, Stan Olsen built Office Park Condos (commercial), Technology Square (commercial), the clubhouse and two swimming pools, and established Hillcrest and Arbor Court villages. By September of 1987 there were 33 homes in Hillcrest Village built and occupied.

I am not exactly sure what year Stan Olsen stopped having security personnel at the guardhouses, but I do know for sure that the wooden guardhouses were unstaffed in the spring of 1998 because that was the year when my husband and I first visited Meadowcrest with intentions

to buy. Our Gulf to Lakes sales agent, Laurretta, gave us a full tour of the entire village by golf cart. Laurretta had been a real estate agent for Stan Olsen since day one. When we drove past the guardhouses we asked if there were guards in the guardhouse. She told us that the guards were removed several years earlier since the developer completed all the infrastructure projects along MacVicar.

It was also around 1998 that the MCA Board began negotiating and soon afterwards signed its first bulk rate contract for residential cable TV services with Brighthouse (a company bought out by Spectrum twenty years later). Keep reading and you will see why this is an important part of the guardhouse story. At that point in time MCA did not have an MCA Office. The bulk rate contract required MCA to provide a secure location to install some of Brighthouse's wiring and boxes and all the community channel computer equipment. In 1998 Meadowcrest did not have a website and many residents were not internet users. So having a dedicated TV channel that residents could access to obtain newsy updates about MCA and its villages was a big deal for effective association communications. At that time the community channel was very popular among residents. The MCA Board thought about the best place to install the Brighthouse equipment and it was decided that the guardhouse nearest Fox Hollow Village was the best place. It became to be so.

In 2003 my husband and I purchased our home in Fox Hollow Village. It was not too long after we moved in that the Fox Hollow Village Community Channel representative resigned because she and her husband were moving away. Since the village President knew of my computer skills, I was contacted and asked to step into this role, which I agreed to do. Because the community channel was so actively used by Meadowcrest residents it was updated frequently. I went to the guardhouse at least 3-4 times a week for several years to make changes to the community channel. As a result, you can see why I am very familiar with the original guardhouse buildings and how they were constructed both inside and outside.

In 2004 MCA purchased what is now the MCA Office in the Office Park Condo location. Around 2007 the MCA Board had some concerns about the guardhouses. At this point is time the guardhouses were at

Miscellaneous

least 24 years old. A hurricane could easily demolish the wooden guardhouses along with the cable TV and community channel equipment installed there. Another threat was termites that are ever so attracted to anything made from wood. So, the MCA Board decided to have all the Brighthouse equipment moved from the guardhouse to the MCA Office. Now both guardhouses were relatively vacant again. The Board was now faced with the decision as to whether to demolish the guardhouses completely or rebuild. This is when I poked my nose into the matter.

As it happened, one day I was at the MCA Office updating the community channel when the MCA President was talking to Robbie Anderson about whether to demolish or rebuild the guardhouses and I decided to offer a suggestion. At the time I was actively involved in both the MCA Social Committee and the annual Showtime production. It was suggested that MCA tear down the wooden guardhouses and replace them with concrete block storage buildings because every year the Social Committee and Showtime would have Jim Switzer (our maintenance man at the time) make runs to the maintenance building to get and return multiple storage bins for us to retrieve things for our planned events. It was time consuming for Jim to tote bins back and forth and doing so took him away from more important work. By storing the bins in the proposed concrete block storage buildings, the chairs for Showtime and the Social Committee could retrieve the bins themselves as needed. This would free up our maintenance person to do more important work. My suggestion was received very positively. Naturally the conversation evolved into what the concrete block storage buildings might be like. The buildings would need electricity for lights, but air conditioning would not be needed. There would be no need to have a countertop or cabinetry on any of the walls – perhaps have some inexpensive utility shelving units to store the bins neatly. The idea of expanding the floor area to fill the cement slab footprint was discussed too as the original guardhouses had a smaller floor plan. In discussing the design of the outside of the buildings we came up with the idea of maintaining the overall “guardhouse” appearance for several reasons:

- It would be a traffic deterrent. Drivers not familiar with our community might be hesitant from en-

tering MacVicar if they thought a guard might pop out of the building to stop them.

- It would be a thief deterrent. A building that looks like a storage facility can be very attractive to someone who wants to steal. But a guardhouse does not provide the same attraction to thieves.

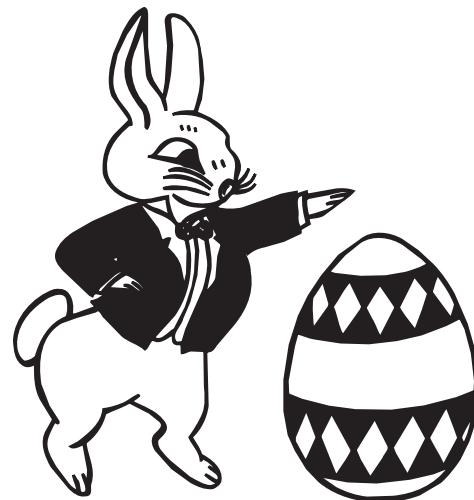
- It would save electricity. The storage buildings would most likely be used during daytime hours so having natural light coming in from the window and doors would discourage electric lights from being turned on and possibly being left on accidentally for long periods of time.

The plan for replacing the wooden guardhouses with concrete block “guardhouse decoys” was presented to the MCA Board and was approved around 2007. When the new concrete block storage buildings were completed, my husband and I purchased several utility shelving units, assembled them, and placed them in the building that is closest to Fox Hollow Village. All the bins and large items owned by Showtime and the Social Committee were stored there and have been stored there since then. I would be happy to give a tour of either storage building to anyone who wishes. Just call me.

To sum up, the buildings that are there now were not placed there by the developer but instead were built by direction of the MCA Board with the intent to be storage units disguised as guardhouse decoys. Therefore, the existence of our guardhouse decoys does not support any argument that there was any intent in the past to install gates on MacVicar. Let’s not be dumb ducks and be fooled by a couple of decoys, okay?

Respectfully,

Sharon Ziemba



Before Meadowcrest Existed

These photos were taken around 1981-82 and were provided by Chuck Pigeon, who worked on roads and infrastructure for the Meadowcrest development.



Meadowcrest Blvd as viewed from Hwy 486



Fox Hollow Village area as viewed from Meadowcrest Blvd



Winn Dixie area as viewed from Hwy 44



Winn Dixie area as viewed from Office Park area



Meadowcrest Blvd as viewed from Hwy 44



Stakes for Office Condo in the Office Park Area



Summerhill area as viewed from Meadowcrest Blvd



Fairmont Village area as viewed from Meadowcrest Blvd



Standing in the middle of Meadowcrest Blvd looking south

Note: At the time these photos were taken Meadowcrest Blvd was known as Watson Blvd.

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Upon being accepted for care at Better Health Chiropractic, you would receive a history and examination. You may be given adjustments after x-ray films of the area of complaint are taken. The spinal corrections may be performed with instruments such as an activator or a power tool adjuster or by hand with a drop table or Palmer technique. Other techniques that we offer are A.K., Sacro-occipital /

S.O.T. and craniocervical techniques. Computerized Spinal Decompression may be done to pull the spurs of degenerating discs off of nerves, while the pressure of combinations of degenerating discs and bony spurs may be alleviated with this decompression therapy as well. We can coach you in physical therapy, including core muscle strength training, which improves posture. The improved nerve flow to the organs from spinal corrections plus greater room for the organs due to better posture will allow better function, including digestion and lung capacity. Improvement in organ function gives more energy and vitality! There may be a blockage of nerve and energy flow, despite a lack of symptoms such as pain. If you do have pain or recent stiffness, there is a good chance that insurance will pay for your chiropractic care.

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4	5 8:30am-10:00am Aerobics 1:00pm-4:00pm Contract Bridge	6 10:00am-12:00pm Mah Jonng 1:00pm-4:00pm Bridge 7:00pm-10:00pm Poker	7 8:30am-10:00am Aerobics <div style="background-color: #d3d3d3; padding: 2px; text-align: center;"> 10:00am-Noon SHOWTIME REHEARSAL </div>	8 8:30am-10:00am Aerobics <div style="background-color: #d3d3d3; padding: 2px; text-align: center;"> 10:30am HILLCREST DAB MEETING </div> 1:00pm-3:00pm Euchre 6:00pm-8:00pm Game Night	9 8:30am-10:00am Aerobics 10:00am-11:30am Bible Study 1:00pm-3:00pm Line Dancing 3:00pm-5:00pm Mah Jonng	10 10:30am Bible Study
11	12 8:30am-10:00am Aerobics 1:00pm-4:00pm Contract Bridge	13 10:00am-12:00pm Mah Jonng 1:00pm-4:00pm Bridge 2:00pm-4:00pm Social Committee <div style="background-color: #d3d3d3; padding: 2px; text-align: center;"> 6:30pm HILLCREST TOWN HALL BOARD MEETING BOD </div>	14 8:30am-10:00am Aerobics <div style="background-color: #d3d3d3; padding: 2px; text-align: center;"> 10:00am-Noon SHOWTIME REHEARSAL </div>	15 8:30am-10:00am Aerobics <div style="background-color: #d3d3d3; padding: 2px; text-align: center;"> 10:30am ARBOR CT. BOD MEETING </div> 1:00pm-3:00pm Euchre 6:00pm-8:00pm Game Night	16 8:30am-10:00am Aerobics <div style="background-color: #d3d3d3; padding: 2px; text-align: center;"> 10:00am FAIRMONT BOD MEETING </div> 1:00pm-3:00pm Line Dancing 3:00pm-5:00pm Mah Jonng	17 10:30am Bible Study
18	19 8:30am-10:00am Aerobics 1:00pm-4:00pm Contract Bridge	20 8:30am-10:00am Aerobics 10:00am-12:00pm Mah Jonng 1:00pm-4:00pm Bridge 7:00pm-10:00pm Poker	21 8:30am-10:00am Aerobics <div style="background-color: #d3d3d3; padding: 2px; text-align: center;"> 10:00am-Noon SHOWTIME REHEARSAL </div> <div style="background-color: #d3d3d3; padding: 2px; text-align: center;"> 1:00pm MCA BOD MEETING </div> <div style="background-color: #d3d3d3; padding: 2px; text-align: center;"> 3:30pm SAVE OUR VILLAGES </div>	22 8:30am-10:00am Aerobics <div style="background-color: #d3d3d3; padding: 2px; text-align: center;"> 12:30pm PINEHURST BOD MEETING </div> 2:00pm-4:00pm Euchre 6:00pm-8:00pm Game Night	23 8:30am-10:00am Aerobics 10:00am-11:30am Bible Study 1:00pm-3:00pm Line Dancing 3:00pm-5:00pm Mah Jonng	24 10:30am Bible Study
25	26 8:30am-10:00am Aerobics 1:00pm-4:00pm Contract Bridge	27 8:30am-10:00am Aerobics 10:00am-12:00pm Mah Jonng 1:00pm-4:00pm Bridge 7:00pm-10:00pm Poker	28 8:30am-10:00am Aerobics <div style="background-color: #d3d3d3; padding: 2px; text-align: center;"> 10:00am-Noon SHOWTIME REHEARSAL </div>	29 <div style="background-color: #d3d3d3; padding: 2px; text-align: center;"> -LOCKDOWN- SOCIAL COMMITTEE </div> <div style="background-color: #d3d3d3; padding: 2px; text-align: center;"> 4:00PM LEAP YEAR EVENT </div>	30 8:30am-10:00am Aerobics 10:00am-11:30am Bible Study 1:00pm-3:00pm Line Dancing 3:00pm-5:00pm Mah Jonng	10:30am Bible Study

Tennis: MEN: Mon., Wed., Fri. @9:00am-11:00am (Upper Tennis Ct) **WOMEN LEAGUE:** Tues. 9:00am-1:00pm (Upper Ct) **WOMEN OPEN PLAY:** Sat. morning: 9:00am
Pickleball: Mon, Tues, & Thurs, Fri. @ 8:00am (Lower Tennis Ct.)
Water Aerobics: Mon., Wed., Fri. @10:00am (April-October)

Updated: 1/18/2024

CLUBHOUSE ACTIVITIES

MARCH 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 8:30am-10:00am Aerobics 10:00am-11:30am Bible Study 1:00pm-3:00pm Line Dancing 3:00pm-5:00pm Mah Jonng	2 10:30am Bible Study
3	4 8:30am-10:00am Aerobics 1:00pm-4:00pm Contract Bridge	5 8:30am-10:00am Aerobics 10:00am-12:30pm Mah Jonng 1:00pm-4:00pm Bridge 7:00pm-10:00pm Poker	6 8:30am-10:00am Aerobics 10:00am-Noon SHOWTIME REHEARSAL 1:00pm-4:00pm Bridge	7 8:30am-10:00am Aerobics 10:30am HILLCREST BOD MEETING 1:00pm-3:00pm Euchre 6:00pm-8:00pm Game Night	8 8:30am-10:00am Aerobics 10:00am FAIRMONT BOD MEETING 1:00pm-3:00pm Line Dancing 3:00pm-5:00pm Mah Jonng	9 10:30am Bible Study
10	11 8:30am-10:00am Aerobics 1:00pm-4:00pm Contract Bridge	12 8:30am-10:00am Aerobics 10:00am-12:30pm Mah Jonng 1:00pm-4:00pm Bridge 2:00pm-4:00pm Social Committee 7:00pm-10:00pm Poker	13 - LOCKDOWN- 9:00AM SHOWTIME SETUP 6:00PM DRESS REHEARSAL & PHOTO NIGHT	14 - LOCKDOWN- SHOWTIME PERFORMANCE 6:30PM DOORS OPEN 7:00PM SHOWTIME PERFORMANCE	15 - LOCKDOWN- SHOWTIME PERFORMANCE 6:30PM DOORS OPEN 7:00PM SHOWTIME PERFORMANCE	16 - LOCKDOWN- SHOWTIME PERFORMANCE 1:30PM DOORS OPEN 2:00PM SHOWTIME MAINTENANCE PERFORMANCE
17 -LOCKDOWN- 9:00AM-11:00AM SHOWTIME STAGE TEARDOWN	18 8:30am-10:00am Aerobics 1:00pm-4:00pm Contract Bridge	19 8:30am-10:00am Aerobics 10:00am-12:30pm Mah Jonng 1:00pm-4:00pm Bridge 7:00pm-10:00pm Poker	20 8:30am-10:00am Aerobics 1:00pm MCA BOD MEETING	21 8:30am-10:00am Aerobics 10:30am ARBOR CT. BOD MEETING 12:30pm PINEHURST BOD MEETING 2:00pm-4:00pm Euchre 6:00pm-8:00pm Game Night	22 8:30am-10:00am Aerobics 10:00am-11:30am Bible Study 1:00pm-3:00pm Line Dancing 3:00pm-5:00pm Mah Jonng	23 10:30am Bible Study
24	25 8:30am-10:00am Aerobics 1:00pm-4:00pm Contract Bridge	26 8:30am-10:00am Aerobics 10:00am-12:30pm Mah Jonng 1:00pm-4:00pm Bridge 7:00pm-10:00pm Poker	27 8:30am-10:00am Aerobics 10:00am-4:00pm SOCIAL COMMITTEE MILITARY CARD PARTY	28 8:30am-10:00am Aerobics 1:00pm-3:00pm Euchre 6:00pm-8:00pm Game Night	29 8:30am-10:00am Aerobics 10:00am-11:30am Bible Study 1:00pm-3:00pm Line Dancing 3:00pm-5:00pm Mah Jonng	30 10:30am Bible Study 31 10:30am Bible Study

Tennis: MEN: Mon., Wed., Fri. @9:00am-11:00am (Upper Tennis Ct) **WOMEN LEAGUE:** Tues. 9:00am-1:00pm (Upper Ct) **WOMEN OPEN PLAY:** Sat. morning: 9:00am
Pickleball: Mon, Tues, & Thurs, Fri. @ 8:00am (Lower Tennis Ct.)
Water Aerobics: Mon., Wed., Fri. @10:00am (April-October)

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